

DEVELOPMENT REVIEW PERMIT (DR)

☐ APPROVAL BY CITY COUNCIL

☐ APPROVAL BY DEVELOPMENT SERVICES DIRECTOR



DEPARTMENT OF DEVELOPMENT SERVICES

10601 Magnolia Avenue,

Santee, CA 92071

(619) 258-4100, Ext 167

THIS PACKAGE PROVIDES AN OVERVIEW OF THE DEVELOPMENT REVIEW PERMIT PROCESS FOLLOWED BY THE SUBMITTAL REQUIREMENTS AND APPLICATION FORMS

PURPOSE:

The Development Review (DR) application process is designed to encourage site and architectural development, which exemplify the best professional design practices. The process is designed to enhance the residential and business areas of the city by developing property in a manner which respects the physical and environmental characteristics of each site. The Development Review process helps ensure that each new project achieves the intent and purpose of the General Plan land use designation and the zone in which the property is located.

PROJECTS SUBJECT TO DEVELOPMENT REVIEW:

Projects subject to the Development Review process following two distinct review paths depending upon the scope of the project. Generally, the City Council reviews larger projects during a noticed public hearing. Other projects are reviewed by the Director of Development Services Department. A summary of the two review processes are listed below:

Development Services Director Review

City Council Review

1. New construction on vacant property.	1. Any multifamily residential project.
2. One or more structural additions or new buildings, either with a total floor area of one thousand square feet or more.	2. Any single-family residential project where a tentative parcel or tentative subdivision map is required.
3. Secondary dwelling unit development in the hillside overlay zone.	3. The conversion of residential, commercial or industrial buildings to condominiums.
4. Reconstruction or alteration of existing buildings on sites when the alteration significantly affects the exterior appearance of the building or traffic circulation of the site.	4. Commercial or industrial projects which contain over fifty thousand square feet of building floor area.
5. Development in the Hillside Overlay zone.	

DESIGN CONSIDERATIONS:

The following items should be evaluated when designing a project:

- Relationship of building and site to surrounding area
 - ☒ Evaluate the project's fringe effects of adjacent parcels.
 - ☒ Evaluate the project's proximity to transportation (including active) facilities.
 - ☒ Evaluate the projects relationship
- Site Design
 - ☒ Setbacks
 - ☒ Evaluate building placement for adequate ventilation.
 - ☒ Consider topography and other on-site natural features in the design.
 - ☒ Evaluate pedestrian and vehicle circulation.
- Landscaping
 - ☒ Chose plant palette to ensure Water efficient
 - ☒ Approved street trees
- Grading
 - ☒ Minimize proposed grading.
- Signs
 - ☒ On elevations show proposed commercial signage areas.
 - ☒ On site plan plot all proposed free-standing signs.
 - ☒ Provide details of all free standing signs.
- Lighting
 - ☒ Provide sufficient lighting for the proposed use.
 - ☒ Keep all site lighting facing downward to minimize impacts on neighbors.
- Architectural design
 - ☒ Visual relief from long elevations.
 - ☒ Use of colors and materials to create interest
 - ☒ Variations in setbacks to reduce mass of larger buildings.

PROCESS:

Pre-application (only for items for City Council review)

Projects which require a public hearing before the City Council must process a Pre-Application. The Pre-Application process is designed to identify those issues which may impact the design of the project early in the approval process. The applicant would submit the attached application and as many of the supporting documents as possible and pay the Pre-Application **fee**. The more project details provided, then the better review that can be conducted.

Engineering and Planning staff will review the submitted documents and will provide input on possible environmental concerns, General Plan and zoning requirements, traffic, site and design criteria. This early identification of issues will limit possible delays and plan revisions. Approximately four (4) weeks from the date of submittal a pre-application meeting ("Design Conference") will be held at City Hall. This meeting is an opportunity for the applicant to discuss comments with representatives of the Departments of Development Services, and Fire. The written comments from City staff and discussion at this meeting will be encapsulated in a letter to the applicant.

Application

After the pre-application meeting ("Design Conference") the applicant can redesign the project to incorporate any changes that may have been requested or required by City staff. An appointment shall then be made with the assigned Project Planner, prior to formal submittal. The applicant should submit the completed formal application packet to the Department of Development Services. The Project Planner will review the materials to ensure that all of the required information is submitted. This completeness check shall be completed within 30 days of project submittal.

Project and Environmental Review

All environmental documents for submitted projects will be prepared by consultants hired by the applicant. The City of Santee will not prepare Negative Declarations, Mitigated Negative Declarations, or Environmental Impact Reports for submitted projects. After the application is submitted to the Department of Development Services, the site plans will be sent to the appropriate public agencies involved in the project for their review and comment. Once the proposed project has been deemed complete and after the completion of an Environmental Initial Study, an environmental determination will be made.

If City staff determines that no significant environmental impacts are anticipated, staff will direct the applicant to retain a consultant to prepare a Negative Declaration or Mitigated Negative Declaration. If City staff determines that the project will have a significant environmental impact, staff will direct the applicant to retain a consultant to prepare an EIR, which will be prepared and circulated for public review and comment.

City Council Hearing (only required for City Council review items)

Once the project is deemed complete, all issues addressed, and the environmental public review process has been completed, the Project Planner will schedule item for a hearing before the City Council. The City Council will consider the recommendation of the Department of Development Services and will, at a public hearing, 1) consider the CEQA determinations and 2) either approve the project as submitted, approve with modification(s), deny the project, or continue the item.

Post Entitlement

If the project is approved, the applicant shall pay a document filing fee to the County Clerk and the California Department of Fish and Wildlife fee based on their level of CEQA review (State Law - AB3158). Contact the California Department of Fish and Wildlife for current fees (www.wildlife.ca.gov).

The applicant shall also schedule a *Post-Entitlement meeting* with the Project Planner. The goal of the meeting is to ensure that all parties understand the conditions of approval, the expected project timeline, and the follow-on permitting process.

Note: Contact Santee Elementary School District at (619) 258-2320 and Grossmont Union High School District at (619) 644-8000 for their requirements.

SUBMITTAL CHECKLIST

1. Application:
 - a. ____ Completed and signed Development Review Permit Application Form
 - b. ____ Environmental Information Form
 - c. ____ Sewer & Water Availability Forms (signed by Padre Dam Municipal Water District)

Print forms at <http://www.padredam.org/242/Development-Services>

- d. ____ Storm Water Intake Form <http://www.cityofsanteeca.gov/index.aspx?page=585>
 - e. ____ Hazardous Waste Statement
 - f. ____ Ownership Disclosure Statement
2. Plans: (8 copies collated, stapled and folded in sets to 8½ " X 11" size and 2 sets 11" x 17")
- a. ____ Site plan showing all existing easements on-site and all structures, uses, and driveways within 100 feet of the subject property
 - b. ____ Building elevations (with callouts showing building materials and colors to be used)
 - c. ____ Preliminary landscape plan
 - d. ____ Preliminary grading plan (showing all cut and fill areas, pad elevations, slope heights, and retaining walls) and improvement plan
 - e. ____ Floor plan
 - f. ____ PDF copy of plans on a disk/thumb drive
3. Title Report
- a. ____ Three (3) copies of current (not more than six months old) Preliminary Title Report and Grant Deed. The Preliminary Title Report shall have a copy of each easement referenced in the report.
4. Technical Studies / Special Exhibits (as required - 3 copies of each)
- a. ____ Geotechnical report
 - b. ____ Drainage study
 - c. ____ Storm Water Quality Management Plan
 - d. ____ Preliminary Biology Report prepared by a certified Biologist
 - e. ____ Traffic Impact Study
 - f. ____ Hydraulic Analysis prepared in accordance with the City of Santee Flood Study (This is only for projects that are located within the floodplain). Please contact the Engineering Division at (619) 258-4100 x168 for questions regarding the Hydraulic Analysis.
 - g. ____ Any other technical studies, documents, etc. as requested by the Department of Development Services.
 - h. ____ A PDF copy of all technical reports on a disk/thumb drive.
 - i. ____ Color and materials board (one 11" x 17") showing samples and manufacturer's callouts of building materials.
4. Public Notice Package (only required for City Council review items)
- a. One (1) set of San Diego County Assessor's map(s), prepared by a Title Company, marked-up showing the entire property outlined in red with a green line encircling the property at a distance of 300 feet from the property line. Each parcel lying wholly or in-part within the 300 feet shall have its Assessor's number colored yellow with a "highlighter"

pen or yellow colored pencil. Assessor's maps must be 11" x 17" (full size) at true scale **and not reduced.**

- b. Two (2) sets of mailing labels and one (1) copy of mailing labels in the standard mailing address format (Avery Template 5360). The list of labels shall be prepared by a Title Company. The typed list must include all affected property owner's parcels highlighted in yellow as above; by Assessor's Parcel Number with names and address. The addresses must be the property owner and not the leaser or renter. In addition, the mailing list shall include the name and address of the subject property owner, applicant, and the agent or individual responsible for the request.
- c. Two (2) sets of stamps (current postage) for each property owner on the mailing list (no envelopes). Following the required public noticing, any remaining stamps will be returned to the applicant.

6. Fees

- a. ____ Development Review Permit Fee
- b. ____ Application for Environmental Initial Study Fee



DEVELOPMENT REVIEW PERMIT APPLICATION

FOR DEPARTMENT USE ONLY

Department of Development Services
10601 Magnolia Avenue, Santee, CA 92071-1222
(619) 258-4100, Extension 167

Site Location:

Assessor Parcel Number(s):

1. Applicant Name: _____ Address: _____ _____ Phone: _____ Email: _____ Signature: _____ Print Name: _____	2. Property Owner Name: _____ Address: _____ _____ Phone: _____ Signature: _____ (Authorizing Applicant to Submit Application) Print Name: _____
3. Applicant's Representative Name: _____ Address: _____ _____ Phone: _____ Email: _____ Signature: _____ Print Name: _____	4. Engineer Name: _____ Address: _____ _____ Phone: _____ Email: _____ Signature: _____ Print name: _____

5. Parcel Size (Acres): _____
6. Building Size (sq. ft.): _____
7. Existing Land Use: _____
8. General Plan Land Use Designation: _____
9. Zone Designation: _____
10. **For Residential Projects:**
- A. Number of Units Proposed _____
- B. Number of Lots Proposed _____
- C. Project Density Proposed _____

11. DESCRIPTION OF PROPOSED USE

Describe below, or on an attached sheet if more space is required, the proposed use, its operation, the nature and type of buildings, structures and other facilities to be used and the types of services to be provided.

APPLICANT'S STATEMENTS OF JUSTIFICATION

Findings: Before approving a Development Review Permit, the City Council shall make certain findings that the circumstances prescribed below do apply. **On a separate sheet of paper, explain how your project meets the below findings:**

1. The proposed development meets the purpose and design criteria prescribed in these procedures and other pertinent sections of the zoning ordinance and municipal code.
2. The proposed development is compatible with the general plan.

I, the undersigned, under penalty of perjury, claim the information contained within this application is correct to the best of my knowledge.

Signed: _____
(applicant)

Please Print Name: _____

CITY OF SANTEE **ENVIRONMENTAL INFORMATION FORM**

Permit Application: _____
Date Submitted: _____

1. **Project Title:** _____
2. **Proposed Use of the Site:** _____
3. **Project Location:** _____
4. **Project APN(s):** _____
5.

Applicant	Property Owner
Name: _____	Name: _____
Address: _____	Address: _____
City, State, ZIP: _____	City, State, ZIP: _____
Telephone: _____	Telephone: _____
6. **Description of Project:** Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary. **Attach a site plan and vicinity map in 8 1/2" X 11" format.**

7. **Existing General Plan Designation:** _____
8. **Existing Zoning:** _____
9. **Existing Conditions:** (Is the site currently served by the following?)

Paved Road	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Water Services	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Sewer Services	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Septic System	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Electric Service	<input type="checkbox"/> Yes	<input type="checkbox"/> No
10. **Surrounding Land Uses and Setting:** Briefly describe the project's surroundings, including plants, animals, any cultural, historic, or scenic aspects, type of land use, intensity of land use, and scale of development.

North: _____
South: _____
East: _____
West: _____
11. **Gillespie Field Airport Land Use Compatibility Plan (ALUCP):** Use the SD Airport Authority online tool <http://www.san.org/Airport-Projects/Land-Use-Compatibility#118025-gis-data> to answer the following:

Airport Influence Area (AIA) (Exhibit III-5): <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> Not Applicable	Overflight Zone (Exhibit III-4): <input type="checkbox"/> Yes <input type="checkbox"/> No
---	--

Safety Zone (Exhibit III-2):

- ☐ 1
☐ 2
☐ 3
☐ 4
☐ 5
☐ 6
☐ None

Noise Contour (Exhibit III-1):

- ☐ < 60dB CNEL
☐ 60-65dB CNEL
☐ 65-70dB CNEL
☐ 70-75 dB CNEL
☐ 75+dB CNEL

Avigation Easement Area (Exhibit III-6):

- ☐ Yes
☐ No

FAA Height Notification Boundary (Exhibit III-3):

- ☐ Yes
☐ No

The entire Gillespie Field plan can be download from:

<http://www.san.org/Airport-Projects/Land-Use-Compatibility#118076-alucps>

12. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement, including those required by local regional, state, and federal agencies):

13. **TOPOGRAPHY:** Describe the existing topography of the site.

14. **WILL GRADING BE REQUIRED?** ☐ Yes ☐ No

CUT (CU/YDS): _____ FILL(CU/YDS): _____ PERCENT OF LOT GRADED: _____

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: _____

Applicant Signature

For (Name of the Property Owner)

ATTACHMENT

ATTACH ADDITIONAL SHEETS, AS NEEDED, TO FULLY EXPLAIN ANY OF THE ANSWERS TO THE FOLLOWING QUESTIONS

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture/Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

I. AESTHETICS – Would the project:

a) Have a substantial adverse effect on scenic vista?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings with a scenic highway?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact |

Discussion:

II. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resource Board – Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Result in the loss of forest land or conversion of forest land to non-forest use?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Expose sensitive receptors to substantial pollutant concentrations?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) Create objectionable odors affecting a substantial number of people?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

IV. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Disturb any human remains, including those interred outside of formal cemeteries?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code §21074?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

VI. GEOLOGY AND SOILS -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- ii. Strong seismic ground shaking?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- iii. Seismic-related ground failure, including liquefaction?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- iv. Landslides?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Result in substantial soil erosion or the loss of topsoil?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

VII. GREENHOUSE GAS EMISSIONS -- Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

- a) Violate any water quality standards or waste discharge requirements?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- f) Otherwise substantially degrade water quality?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- j) Expose people or structures to inundation by seiche, tsunami, or mudflow?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

X. LAND USE AND PLANNING -- Would the project:

- a) Physically divide an established community?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XI. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant

☐ No Impact

Discussion:

XII. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XIII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XIV. PUBLIC SERVICES -- Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- i. Fire Protection?
- ii. Police Protection?
- iii. Schools?
- iv. Parks?
- v. Other Public Facilities?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XV. RECREATION –

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XVI. TRANSPORTATION / TRAFFIC -- Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) Result in inadequate emergency access?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Lead Agency shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 66473.7 (SB 221).

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

XIX. MANDATORY FINDINGS OF SIGNIFICANCE –

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

- d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ Potentially Significant Impact

☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact

☐ No Impact

Discussion:

**HAZARDOUS WASTE STATEMENT
CITY OF SANTEE****Application Number:**

Section 65962.5(f) of the State of California Government Code requires that prior to the City of Santee accepting a development application; the applicant shall submit a signed statement indicating whether or not the project site has been identified as a hazardous waste or cleanup site.

Check the following sites for information:

- 1) California Department of Toxic Substance Control (DTSC):
<http://www.envirostor.dtsc.ca.gov/public/>
- 2) State Water Resources Control Board, Groundwater Ambient Monitoring and Assessment (GAMA):
<http://geotracker.waterboards.ca.gov/gama/>
- 3) State Water Resources Control Board (SWRCB), Water Data Library (WDL):
<http://www.water.ca.gov/waterdatalibrary/>

PROJECT SITE INFORMATION**PROJECT ADDRESS:****ASSESSOR'S PARCEL NUMBER (APN):****IS THE PROJECT SITE AS A HAZARDOUS WASTE OR CLEAN UP SITE:****DTSC :** ☐ YES ☐ NO **CASE FILE:** _____ **DATE OF LIST:** _____**GAMA:** ☐ YES ☐ NO **CASE FILE:** _____ **DATE OF LIST:** _____**SWQCB WDL:** ☐ YES ☐ NO **CASE FILE:** _____ **DATE OF LIST:** _____**APPLICANT'S NAME/ADRESS:****PROPERTY OWNER'S NAME ADDRESS:****APPPLICANT'S PHONE / EMAIL:****APPLICANT'S SIGNATURE****DATE SIGNED:**



City of Santee
Development Services Dept.
 10601 Magnolia Avenue
 Santee, CA 92071-1222
 (619) 258-4100

OWNERSHIP DISCLOSURE STATEMENT

Project Title: _____ **Project No.** *For City Use Only* _____

Project Address: _____

Legal Status (please check):

- ☐ Corporation (☐ Limited Liability –or- ☐ General) What State? _____
 Corporate Identification No.: _____
☐ Partnership (list names below) ☐ Individual

 (Type or Print Name of Partner)

 (Type or Print Name of Partner)

 (Type or Print Name of Partner)

 (Type or Print Name of Partner)

Please list below the owner(s) and tenants(s) (if applicable) of the above referenced property. The list must include the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants, if known, who will benefit from the permit, all individuals, all corporate officers, and all partners in partnership who own the property).

Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property.

Name (type or print): _____

Name (type or print): _____

Title/Property Interest (type or print): _____

Title/Property Interest (type or print): _____

Street Address: _____

Street Address: _____

City/State/Zip: _____

City/State Zip: _____

Phone No.: _____ **Fax No.:** _____

Phone No.: _____ **Fax No.:** _____

Signature: _____

Signature: _____